

City of Taylorsville  
Planning Commission Meeting  
Minutes  
Tuesday – November 9, 2004 – 7:00 P.M.  
2600 West Taylorsville Blvd – Council Chambers

---

**Attendance:**

**Planning Commission**

Angelo Calacino, Chairman  
Aimee Newton Michael Maloy, City Planner  
Ted Jensen  
Phil Hallstrom  
Dama Barbour  
Joan Rushton-Carlson  
Blaine Smith

**Excused:** Kristie Overson

**Community Development Staff**

Mark McGrath, Director  
  
Nick Norris, City Planner  
Dan Udall, City Planner  
Amber Westenskow, Intern  
Jean Gallegos, Secretary/Recorder

**PUBLIC:** Boy Scout Troop #530 (Five Scouts and Three Scout Masters), Deborah Van Natta, Randy Clawson, Gloria Clawson, James Hardy, Sanford Hamilton, Ann Hamilton, Mike Davis, Troy Oveson, Samuel Smith, Michael Murphy, Tyler Heinz, Sam Noyce.

**WELCOME:** [19:02:01](#) Angelo welcomed those present, explained the rules to be followed this evening and opened the meeting at 7:02 p.m.

---

**CONDITIONAL USES**

---

---

**1. 39C04 Randy and Gloria Clawson, 4385 S. Beechwood Road (1510 West) – Animal Hobby Permit. (Dan Udall/City Planner) (Final)**

---

1.1 Mr. Udall oriented on the site plan and images. The applicant has requested a conditional use permit for an Animal Hobby Permit to allow three dogs on their property, which is a corner lot. The applicant is requesting two Shepard mixes and one Toy Poodle. The Toy Poodle is mainly an indoor dog and the German Shepard's remain outside in the rear yard. [19:03:35](#)

1.1.1 **Staff recommends approval with the following conditions:**

1.1.1.1 That the use is reviewed to be compliant with all requirements of applicable reviewing agencies.

1.1.1.2 Conditional Use Permit is subject to review upon substantiated and unresolved complaints. Complaints which cannot be resolved by Staff or Salt Lake County Animal Services personnel may be grounds for permit revocation.

1.1.1.3 Property violations (if any) must be resolved prior to issuance of an animal hobby permit.

1.1.1.4 The applicant needs to adhere to all requirements that are applicable under Chapter 8 (Animal Permit Regulations)

1.2 **APPLICANT ADDRESS:** Randy and Gloria Clawson were present but did not wish to speak unless the Commissioners had questions.

1.3 **SPEAKING:** None.

1.4 **MOTION 19:07:47 – Commissioner Hallstrom - I would make a motion for approval in accordance with staff's recommendations.**

**SECOND: Commissioner Barbour.**

**VOTE: Commissioner Newton – AYE, Commissioner Jensen – AYE, Commissioner Hallstrom – AYE, Commissioner Smith – AYE, Commissioner Rushton-Carlson – AYE.**  
**Motion passes unanimously.**

- 
2. 40C04 **Deborah Van Natta, 1257 W. Teakwood Drive (4405 South)** - Animal Hobby Permit. (Dan Udall/City Planner) (Final)
- 

2.1 Mr. Udall oriented on the site plan and images. The applicant is requesting to have five cats on a corner lot. According to the applicant, the cats remain indoors most of the time. The applicant stated that they remain with the cats if they are taken outside. The cats are leashed-trained outside and the applicant puts the cats on a leash or a harness to keep the cats under control, sometimes leashing them to a clothes line. [19:08:29](#) There is a wall around the perimeter of the property. This application is here because a citizen volunteer posted notice on their door saying all the cats were not licensed.

2.1.1 **Staff recommends approval with the following conditions:**

2.1.1.1 That the use is reviewed to be compliant with all requirements of applicable reviewing agencies.

2.1.1.2 Conditional Use Permit is subject to review upon substantiated and unresolved complaints. Complaints which cannot be resolved by Staff or Salt Lake County Animal Services personnel may be grounds for permit revocation.

2.1.1.3 Property violations (if any) must be resolved prior to issuance of an animal hobby permit.

2.1.1.4 The applicant needs to adhere to all requirements that are applicable under Chapter 8 (Animal Permit Regulations).

2.2 **APPLICANT ADDRESS:** **Deborah Van Natta.** [19:11:03](#) **Commissioner Rushton-Carlson** asked the applicant if the cats were neutered. The applicant indicated that all cats were sterilized and have had their rabies shots and the two oldest cats are licensed. [19:11:15](#). She said that an officer came to her door and inquired if she still had a stray dog [19:12:18](#) she took in three years ago. She informed him that she had found a home for it but that the people she had given the animal to failed to renew the license. During the course of that conversation he asked her about her animals and she informed him that she had five cats. She was not aware of the law requiring a permit to have more than two animals and did not see the notice which was distributed in the neighborhood informing people of that fact. She advised that her cats walk on leashes and are very well kept.

2.3 **SPEAKING:** None.

2.4 **DISCUSSION:** [19:15:19](#) **Commissioner Hallstrom** commented that he was impressed that the applicant had gone to the trouble of leash training her cats and complimented her.

2.5 **MOTION:** [19:16:00](#) **Commissioner Rushton-Carlson** - I recommend approval subject to staff's conditions.

**SECOND:** **Commissioner Newton**

**VOTE: Commissioner Newton – AYE, Commissioner Jensen – AYE, Commissioner Hallstrom – AYE, Commissioner Smith – AYE, Commissioner Rushton-Carlson – AYE.**

**Motion passes unanimously.**

- 
3. 15C03 **James L. Hardy, 5500 South Redwood Road** - Commercial PUD for a New Retail Office Building. (Michael Maloy/City Planner) (Final)
- 

3.1 **Mr. Maloy** oriented on the site plan and images. [19:17:41](#) Explained the process for moving the billboard within the site and that two drive approaches were changed to one, with a cross easement access. The access remains on the north side and southern approach closed. Staff feels this is a very attractive building. Mr. Maloy displayed the building elevations and advised that the first floor will be retail, restaurant and the second will be for office space. Site furnishings package, #11 needs bike racks. Reviewed site plan efforts made with Mr. Hardy. Site furnishings package is the only thing lacking.

3.1.1 **Staff recommends final approval for a mixed use commercial PUD with the following conditions:**

3.1.1.1 Receive approval from and remain compliant with all applicable reviewing agencies and departments of the City of Taylorsville (i.e., City Engineer, Salt Lake County Fire, etc).

3.1.1.2 Applicant shall provide to the City a copy of a recorded cross-access easement agreement with owners of the Family Center at MidValley (adjacent shopping center) prior to City issuance of a building permit.

3.1.1.3 All conditions of preliminary approval are to remain in effect except where otherwise noted within final construction plans.

3.1.1.4 Landscape plan shall contain species type, quantities and plant sizes. Applicant is encouraged to select a mixture of plants in order to create variety and "seasonal colors" within plant beds. Additionally, the final landscape plan shall:

- Contain construction details for irrigation system. Applicant is encouraged to design a system that controls and conserves the use of water
- Provide screening to all ground mounted utilities; and
- Include planting plans for all adjacent park strips. Applicant is encouraged to consider park strip trees identified on City's LARP preferred tree planting list (except Honey Locust). Trees shall have a minimum caliper size of two inches.
- Landscaping plan for public right-of-way shall comply with pending Redwood Road street scape improvement master plan.

3.1.1.5 Pedestrian intersections with driveways and aisles shall be compatible with ANSI standards for ramp construction.

3.1.1.6 Amend accessible parking plan to include passenger side loading areas. Striped loading area should be a minimum of eight feet wide.

3.1.1.7 Accessible parking signage shall include warning of a minimum \$100.00 fine for violation.

3.1.1.8 Where possible, increase width of pedestrian paths to a minimum of five feet (including painted lanes).

3.1.1.9 Applicant shall submit for final approval a site lighting plan. Lighting plan should include cut sheet specifications on all exterior lighting elements and accommodate pedestrian elements as well as vehicle parking. Cement light bases should be minimally exposed when located within landscaped areas.

3.1.1.10 Provide detail of bicycle racks to be used on site and show placement on site plan and/or landscape plan. Contact staff for additional guidelines on designing a parking plan for bicycles.

3.1.1.11 Amend proposed site furnishings package to include outdoor furniture with more visual appeal. Concrete site furnishings package, while very low maintenance, incorporates a minimalist design that may be incompatible with building architecture (if needed contact staff for suggested samples). Provide location details on site plan and/or landscape plan locations for all outdoor furnishings.

3.1.1.12 Color and material palette are approved as shown on material sample board. Variations from final approval shall require a CUP amendment from the City prior to installation.

3.1.1.13 To encourage a sense of vitality and visual interest, windows should be easy to see through and not heavily tinted (except where the use of spandrel glass is required by the applicant). Also, windows are to be recessed as shown in architectural rendering.

3.1.1.14 Building mounted lighting shall use downward cast lighting (i.e., no outward shining wall packs). The use of ground-mounted up lighting, which highlight or accent building architecture, is encouraged.

3.1.1.15 Replace Wallmount 400 Luminaire with an architectural exterior light compatible with building architecture. Submit correction to staff for review and approval.

3.1.1.16 Trash dumpster shall be constructed of materials compatible with building architecture and use an opaque swinging gate (i.e., not chain link fencing with slats).

3.1.1.17 West building entrance must be accessible (unclear on current site plan).

3.1.1.18 Concrete block walls of dumpster enclosure must be compatible in design with building architecture.

3.2 **APPLICANT ADDRESS:** James Hardy . [19:25:01](#) Mr. Hardy said that landscaping is important to them, along with a site furnishings package. He will work with staff to make this a really nice project.

Commissioners Barbour and Newton expressed their appreciation to the developer for the high quality efforts being put into this project and told him they were extremely pleased with the outcome and were anxious to see this move forward. Commissioner Rushton-Carlson agreed, however, suggested adding more evergreen plantings to the landscaping. [19:23:15](#)

3.3 **SPEAKING:** Mrs. Deborah Van Natta [19:26:57](#) expressed concern over the high vacancy rate for retail centers and questioned the wisdom of building this structure in view of that fact. [19:29:12](#) She also suggested not putting in too many pine trees because of pine beetle infestations which are currently a problem here. Commissioner Calacino felt that the high rate of vacancies was directly due to competition and advised that the new Economic Development Director, Don Adams, is aggressively working to adjust this problem.

3.4 **MOTION:** [19:29:52](#) Commissioner Hallstrom - I move for approval of this application in accordance with staff's recommendations.

**SECOND:** Commissioner Rushton-Carlson.

**DISCUSSION:** [19:30:12](#) Commissioner Calacino – I suggest that we add in a condition that the applicant work with staff on finalizing the actual site furnishings and if they cannot come to an agreement, that it be brought back before the Commission. He added the possibility that more evergreens be added to the landscaping, particularly in the trees, so there would be year around foliage. Commissioner Hallstrom - I don't know that there is an issue. I think that if staff feels like there needs to be something further, they can suggest it to the applicant and he seems to be quite willing to do what they need. If we put that item on there, it means that the file is open and is still not final. Mr. Maloy – I was seeking suggestions from the Commission on the site furnishings package and I think that Commissioner Calacino's comment is a minor amendment which will not delay the process. Commissioner Hallstrom - Then I will add that to the motion. Commissioner Rushton-Carlson - That is fine with the second.

**VOTE:** Commissioner Newton – AYE, Commissioner Jensen – AYE, Commissioner Hallstrom – AYE, Commissioner Smith – AYE, Commissioner Rushton-Carlson – AYE.

Motion passes unanimously.

---

4. 37C04 **Sanford Hamilton, 1638 West 6235 South** – Construct 4,865 square foot Office Building.  
(Michael Maloy/City Planner) (Preliminary)

---

4.1 Mr. Maloy oriented on the site plan and images. The applicant is requesting to build a new 4,865 square foot dental office building on 1.07 acres, which is currently vacant. The proposed building is a single story building with optional basement office for future lease or expansion. [19:32:35](#). MD-3 mixed development zone. The architect has been working toward making the more inviting and aesthetically pleasing.

4.1.1 Following a public hearing on this agenda item last month, the Planning Commission voted to continue the item to the November 9<sup>th</sup> meeting, pending the applicant's submittal of additional required information. Additionally, the Commission recommended that the applicant work with the City to resolve questions regarding building design. Unfortunately, the applicant and the project architect did not meet with staff since the October 12<sup>th</sup> meeting due to scheduling conflicts and illness. Therefore, the applicant did not submit the required information (i.e., amended building elevations, colored building elevations, colored site plan, grading plan and materials sample board) for review until Thursday, November 4<sup>th</sup> 2004, which did not provide staff adequate time to fully review same.

4.1.2 **Staff recommends continuation of this application along with the subdivision request to the December 14, 2004 meeting due to the lack of sufficient time to make a comprehensive list of conditions.**

4.2 **APPLICANT ADDRESS:** Sanford Hamilton was present.

4.3 **SPEAKING:** None.

4.4 **DISCUSSION:** [19:48:25](#) **Commissioner Calacino** added the following comments:

4.4.1 He would like to see what may or may not happen on the other commercial property just for the connection, which leads to the parking layout. He believes that clients should not have to cross a parking lot to get to the building. There is an opportunity here to have one central access to the piece to the east and wrap the parking. It would require rearrangement of the parking lot for the betterment of the project. Along the north property line there appears to be a significant grade change which probably will require some stepping.

4.4.2 He suggested that it may be appropriate that the landscaping buffer along that property line be as wide as the one for the credit union to the west, which looks to be 15' wide.

4.4.3 **Commissioner Calacino** asked if it might be possible to rotate the building to parallel the street. [19:50:37](#) **Mr. Maloy** commented that was discussed with the applicant previously, however, there never was a site plan prepared depicting that option. One concern was that all the parking would be in the rear and staff did not want to have the back of the building on 6200 South. They would like to see some type of entrance towards 6200 South, therefore, felt like the site as proposed was a reasonable compromise. **Commissioner Calacino** [19:52:41](#) commented that the two properties to the east are commercial, therefore, he saw no need to put a wall there. However, there needs to be a more detailed amount of landscaping and felt evergreens make excellent screening all seasons.

4.4.4 [19:50:42](#) **Mr. Hamilton** added that they were originally hoping to have access shared with the commercial property to the east and have two drive-through areas and at least have another way to get in and out of the space. That would have forced installation of a separate road across the front of the property. He felt this would be a better solution as proposed. There is also a large 35' utility access in the front. On positioning of the dental operations areas, with the building turned as proposed it is better to face mainly east.

4.5 **MOTION:** [19:54:12](#) **Commissioner Newton** – I move that we continue this item to the December 14, 2004 meeting.

**SECOND:** **Commissioner Rushton-Carlson**

**VOTE:** **Commissioner Newton** – AYE, **Commissioner Jensen** – AYE, **Commissioner Hallstrom** – AYE, **Commissioner Smith** – AYE, **Commissioner Rushton-Carlson** – AYE.

**Motion passes unanimously.**

---

## GENERAL PLAN UPDATE

---

---

5. Recommendation to the City Council regarding the General Plan update. (Mr. McGrath)

---

5.1 **Mr. McGrath** opened the discussion by saying [19:55:02](#) that the topic for review tonight was the second official draft of the general plan and the third draft on three of the chapters, as combined. The intent tonight was to go through the third draft changes and spend the majority of the time discussing the field trip sites. [19:56:04](#) He advised that *Chapter 1 – Introduction (Draft 3)*, now included the guiding principles of the plan: including the six principles of identity, beauty, economic prosperity, livability, sustainability and balance. In *Chapter #4 - Transportation (Draft 3)*, there were no significant changes, except under Transportation Objective 4.1.2 to change the Best Practice Policy to say: "Involve the Public Safety Committee in the development of the capital improvement plan". [19:57:56](#) capital improvement plan. *Chapter 6 (Draft 3)* – Minor verbiage changes. Chapter 7 - Neighborhoods and Housing, [20:38:43](#) evolved from the last draft, however, still needs to address the low income housing situation. Taylorsville is currently more in conformance than most other communities in providing moderate income housing but needs a better balance because there are many apartments and single family dwellings currently existing here.

5.2 **The meeting was opened for comment on the individual chapters at this point:**

- **Commissioner Calacino** [19:59:24](#) – Possibility of a Bus Rapid Transit east/west route on 4800 South and also on 6200 South. On Page 3 he suggested combining paragraph 4.1.1 and 4.1.2. Explore the possibility of Park and Ride Lots; one specifically at Millrace Park and concentrate on existing parking lots rather than trying to create new ones. [20:01:19](#) **Mr. McGrath** asked Commissioner Calacino to explain how the east/west UTA route along 6200 South would work, and was informed that he envisioned that the bus would jog when it arrived at 1300 West and turn onto Winchester and proceed eastward to the Fashion Place Mall. [20:03:05](#). Mr. McGrath didn't see anything in the near future that would shorten the estimated 2006 projection date for implementation. [20:03:54](#).

- **Commissioner Calacino** suggested modifying the verbiage relative to the Redwood Road beautification project to better meet the current time line projection. [20:04:08](#). **Mr. McGrath** advised that the Redwood Road project evolved during General Plan Committee discussions and that is why it was left in the plan. He agreed that the verbiage should be updated and said he would do so. **Commissioner Calacino** asked that be added to the next Planning Commission work session meeting for discussion on November 23, 2004, to which Mr. McGrath agreed. [20:05:16](#).
- **Mr. McGrath** Chapter 6 -[20:05:33](#) - Mr. McGrath said that there were minor verbiage changes and Goal 6-1 on Page 3 includes some additions. [20:06:15](#). **Commissioner Calacino** asked if there were an action statement that included an inventory of parks within the City to assure the even distribution alluded in Goal 6-1. [20:06:47](#) **Mr. McGrath** said that it is in table format on the next page in that chapter. That information will subsequently be superimposed on a map of the City. One thing to note is that there are no parks serving the southeast portion of the City presently.
- [20:07:44](#). **Commissioner Hallstrom** said the format of the document was beautiful but he could find nothing in the content that was meaningful in terms of doing something for the City. For instance there ought to be trees planted and he could not locate a reference to that in the document. [20:08:16](#) **Mr. McGrath** advised that the tree discussion was focused in Chapter Two (Community Identity) where there were specific suggestions to join the "Tree USA" program which requires a City to pass an ordinance for urban forestry and to allocate a certain amount of money based on the City's population for taking care of trees. [20:08:40](#). **Commissioner Hallstrom** expressed his hope that it is worded strongly enough where it is located in the document. **Commissioner Calacino** felt that it would be better if such issues as landscape standards are addressed in the Zoning Ordinance as an amendment. [20:09:40](#) He added that once the document is approved, it was important to make sure the Planning Commission is aggressive in amending the Zoning Ordinance and implementing the General Plan. **Commissioner Hallstrom** felt there would need to be three or four thousand additional trees planted to achieve any semblance of a goal in this area. [20:10:43](#). **Commissioner Smith** asked who would be in charge of maintaining them after they were planted. **Commissioner Calacino** felt there should be some program implemented to create a sense of pride in the property owners, [20:11:15](#) perhaps through a beautification property plan. He suggested that City Arborists be asked to take an inventory of what trees presently exist in the City and agreed this is an extremely critical issue. He felt comfortable leaving the tree issue in the Community Identity Chapter of the General Plan.
- **Mr. McGrath** advised that more will be added to the plan to strengthen the quality of City parks by making them more functional and aesthetically pleasing. [20:12:53](#) **Commissioner Hallstrom** suggested adding [20:13:45](#) John Labrum Park (6100 South and the Canal) even though it is on private property.
- **Mr. McGrath** advised that [20:14:50](#), Community Identity, was deemed the most important by the steering committee because it included the City image. [20:16:26](#) **Commissioner Calacino** felt that it may not be wise to call out the actual width of the sidewalks and park strips in this plan and suggested just to say they are wide enough to accommodate and then stipulate the width in the development standards. He also felt that densities should not be designated in the General Plan. [20:17:47](#)
- **Commissioner Smith** [20:18:58](#) commented that this is an impressive document but left out the issue of cleaning up the existing blight and felt that deserved attention. Mr. McGrath suggested that that issue had been touched on in different chapters. [20:19:57](#) That Community Development has initiated an aggressive code enforcement program and that blight in commercial areas falls under the purview of Economic Development, however, that it could be reinforced in the Community Identity portion of this plan.
- **Mr. McGrath** advised that Chapter 5 (Economic Development) [20:27:54](#) wasn't quite finished and had been given to Mr. Adams for completion. There is a lot of good information in that chapter and identifies a number of different areas in the City and what the plans are for them. [20:29:26](#) Commissioner Newton suggested that the chapter be simplified to make it more reader-friendly. It contains a lot of information but is not very interesting and suggested adding some visuals and tables to break it up. [20:32:19](#).
- **Commissioner Calacino** suggested a definition section be added to better explain some of the terminology. He went on to say he liked having the recommendations and time lines in place for some



of the commercial centers. Some of the areas need to revamp themselves within the next three to five years in order to remain viable. [20:33:34](#)

- **Commissioner Barbour** [20:34:56](#) asked where the City was in regard to Redevelopment (RDA) issues and suggested that there were incentives the City Council could offer to move it along. [20:34:28](#) **Mr. McGrath** informed her that he was not sure if everyone on the City Council is on the same page as far as eminent domain is concerned and it remains a philosophical issue. [20:35:11](#) However that the Redwood Road project is a good example of how they are leaning now, which is more in line with RDA incentives in establishing partnerships. [20:36:09](#) **Commissioner Barbour** wanted to know if there was money set aside for the Redwood Road Project development and if it were true that part of that money would possibly be used to help fund the new police department. **Mr. McGrath** advised that the Redwood Road Project may be funded over a couple of fiscal years. [20:36:43](#) However, that it was true that the line item was being looked at to help cover costs of the police dept.

5.3 **Commissioner Calacino** stipulated that this item did not require a motion by the Commission at this time because everything is still in the review stage. [20:42:52](#)

5.4 **Mr. McGrath** opened the discussion on the changes to the land use map.

- **Property at 4700 South and Redwood Road.** [20:43:05](#) There needs to be some type of mixed use development to better integrate the Salt Lake Community College with the City of Taylorsville. There needs to be low and high density housing, along with commercial centers to compliment the campus, i.e., cafes, coffee shops, etc. This would not change the zoning, just the general plan land use map. The idea is to create a village on the entire larger area bordering the college.
  1. [20:52:02](#). **Commissioner Jensen** suggested a poll be conducted with the college students to obtain their ideas. [20:52:20](#). **Commissioner Calacino** said there is a small problem in that this college is transient in nature and **Mr. McGrath** agreed that this would never be a college town, however, said there are 20,000 students there and that is definitely an impact and the City should try to service the students better. [20:53:14](#) **Mr. Norris** suggested that the City partner with a class at the college such as a communications or marketing type class, which would cost the City nothing. **Commissioner Calacino** suggested that the Commission direct staff to do a study on that issue, along with the poll suggested by **Commissioner Jensen**.
  2. **Commissioner Calacino** [20:53:31](#) indicated that this designation should stick with the smaller area proposed and at the same time look at the east side of Redwood Road for the same type of designation. [20:54:23](#). **Commissioner Jensen** commented that moving the fire station could also be a possibility. [20:54:42](#) Mr. McGrath asked if high density mixed use was a possibility as well and the Commissioners agreed it was.
- [20:56:32](#) **The next site is the property just west of Carriage Square along 4200 South.**
  1. **Mr. McGrath** said that the owners would like this rezoned commercial from R-M, however, staff is concerned with that designation due to the location having very poor access. [20:57:13](#). Single family dwellings don't make sense but neither does commercial and he suggested an office use there. Since the market is presently slow for office uses, an alternative may be medium density town homes.
    - After much discussion, the majority of the Planning Commission decided that medium density, 9 to 12 units per acre, was the best designation for this particular site, due partly to it being in such close proximity to a commercial center. **Mr. Maloy** expressed concern that this would subsequently allow secondary units (mother-in-law apartments), however, Commissioners felt that would mesh well with the campus expression they were trying to envision.

5.5 **Commissioner Hallstrom** asked to be excused to leave at this point. [21:14:59](#)

- [21:15:41](#). **The property adjacent to Bangerter Highway and 4700 South.**
    1. **Mr. McGrath** advised the area is designated Residential Business now but there are plans to eliminate that classification. Present proposal is to change to medium density/residential.
    2. **Commissioner Rushton-Carlson** expressed the opinion that eventually there will be medium density density/residential all along 4700 South.
  - [21:20:36](#) **The property at 2700 West and 5400 South (City Center District)**
    1. **Mr. McGrath** commented that staff would like to create a City Center District rather than a shopping center on this site and regulate the architecture to achieve that. The present proposal is to facilitate medium density/residential with more traditional type building forms.
    2. **Commissioner Barbour** asked if any proposals had been received for this site yet and **Mr. McGrath** said [21:24:39](#) someone is interested in the site but he could give no other information on that proposal at this time.
    3. **Mr. McGrath** suggested that with the possibility of light rail coming down 2700 West, this will become a very important intersection especially as far as mass transit is concerned. Commissioner Rushton-Carlson suggested that the southwest corner may be an appropriate site for a Traxx or Rapid Bus Transit station, to which staff was agreeable. [21:26:05](#) **Commissioner Calacino** added that in addition to that, there could be a mixed use for office, residential, small office center. **Commissioner Barbour** suggested that a nice restaurant may be appropriate on that corner as well as a post office or the multi-purpose center. [21:31:35](#) **Mr. McGrath** advised that the post office would not happen because they are not interested because of slow development anticipated in our City. [21:32:31](#)
  - **Area near Winchester and 1300 West** [21:34:31](#) **Mr. McGrath** advised that this area is currently low density residential. Staff is in the process of creating an estate residential classification with 1/3 acre or larger sites and felt this may be a good area with which to start. Commissioners were supportive of this proposal. [21:35:11](#)
  - **Area near the West Jordan border along Redwood Road.** Mr. McGrath advised that there is a boundary dispute between West Jordan and Taylorsville in this area due to conflicts in mapping between the two cities and Salt Lake County. There is presently a proposal on a triangular piece of property along Redwood Road where they want a commercial designation. Consensus of the Commission was that the whole strip along there should be designated medium density residential. [21:39:27](#)
  - **Combination property along 2200 West which extends to I-215 near the Salt Lake Community College.** Mr. McGrath indicated that there is a canal [21:40:28](#) that splits the property and the existing plan calls for park space. The area also is directly across the freeway on the American Express site/State Office Building. Due to that, there is a question as to the appropriateness for park space there due to there being no residential bordering the property. [21:42:01](#) **Commissioner Calacino** envisioned this site as residential planned community designation and to utilize the canal as a linear type park amenity feature in the subdivision and a professional office designation on the side where American Express/State of Utah are located and professional office on the side by American Express/State Office Building. Staff suggested possibly including some student housing units there also along the property at Bangerter and the church on 4700 South. Staff felt even though the size of the property could accommodate single family homes, it may not be an ideal location for that due to the close proximity to Bangerter Highway, however, they could not envision anything else that would work there. **Commissioner Calacino** [21:50:53](#) suggested that the homes could be placed with their backs towards the existing neighborhood and put in a street to run parallel to Bangerter.
  - **Commissioner Calacino** recommended that this be brought back to the Commission on December 14, 2004. [21:55:48](#)
- 5.5 **MOTION: Commissioner Rushton-Carlson – I move that we continue this item to the December 14, 2004 meeting.**  
**SECOND: Commissioner Newton** [21:56:22](#)  
**VOTE: Commissioner Newton – AYE, Commissioner Jensen – AYE, Commissioner Smith – AYE, Commissioner Rushton-Carlson – AYE.** Motion passes  
**unanimously.**



---

## TEXT CHANGES

---

---

### 6. Recommendation to the City Council Amending the Zoning Ordinance, Section 13.48 – Signs. (Mark McGrath)

---

6.1 **Mr. McGrath** [21:56:46](#) advised that staff was asked to seek recommendations from the Planning Commission regarding two changes to the sign ordinance. **First would allow apartment complexes or mobile home parks to have one monument sign per street frontage over 300 feet.** Currently only one sign total is permitted. This ordinance amendment would allow larger complexes located on corner properties to have signage on both streets. **The second amendment concerns off-premise directional signage for Office Parks.** Sorenson Research Park has expressed concern that it is very difficult to lease their buildings on properties located in the rear portion of the business park. They have asked that we consider an off-premise sign package that would allow a monument sign to be placed near the main entrance of the business park that would direct people to the back portions of the development. [21:58:04](#) **Commissioner Calacino** advised he was comfortable with the wording by Staff for these changes.

6.2 **SPEAKING:** None.

6.3 **MOTION: Commissioner Newton - 21:59:32 - I move that we send a positive recommendation to the City Council on the ordinance text amendments as proposed by Staff on both amendments to the sign ordinance. 22:00:23**

**SECOND: Commissioner Rushton-Carlson**

**VOTE: Commissioner Newton – AYE, Commissioner Jensen – AYE, Commissioner Smith – AYE, Commissioner Rushton-Carlson – AYE. Motion passes unanimously.**

[22:01:11](#)

---

### 7. Recommendation to the City Council Amending the zoning Ordinance Regarding Check Cashing Establishments. (Mark McGrath)

---

7.1 Mr. McGrath [22:01:41](#) presented a proposal for an ordinance amendment reference check cashing businesses as follows: “Check Cashing” means cashing a check for consideration or extending a Deferred Deposit Loan and shall include any other similar types of businesses licensed by the State pursuant to the Check Cashing Registration Act. No check cashing or deferred deposit loan business shall be located within 600 feet of any other check cashing business. Distance requirements defined in this section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the entry door of each business. One check cashing or deferred deposit loan business shall be allowed for every 10,000 citizens living in Taylorsville. The term Check Cashing shall not include fully automated stand alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building. “

7.2 **SPEAKING:** None.

7.3 **MOTION: Commissioner Barbour 22:02:13 - I move that we accept the recommendation outlined by City Staff and forward this on to the City Council.**

**SECOND: Commissioner Newton**

**VOTE: Commissioner Newton – AYE, Commissioner Jensen – AYE, Commissioner Smith – AYE, Commissioner Rushton-Carlson – AYE. Motion passes unanimously.**

---

## PLANNING COMMISSION BUSINESS

---

---

### 8. Discussion Concerning Planning Commission Meeting Schedule for November and December, 2004.

---

Decision was made to hold the work session as scheduled on November 23 but to cancel the one for December 28, 2004. [22:03:20.](#)

---

### 9. Discussion of Appeal of Planning Commission Decision by Wal-Mart.

---

9.1 [22:04:33](#) **Mr. McGrath** explained that Wal-Mart filed a letter of appeal to the Planning Commission decision in August 2004 and the City Council chose to set a date far enough out hoping that all issues would be

resolved, however, that did not happen between UDOT and Wal-Mart, therefore, the City Council set a date for hearing .

9.1.1 **Commissioner Barbour** commented that the main concern for the Planning Commission has always been safety issues and still feels the light should be operational prior to the store opening to the public.

9.1.2 **Commissioner Calacino** asked that as many Commissioners who can do so should be in attendance at that City Council meeting so that their safety concerns can be addressed. [22:17:45](#)

9.1.3 **Mr. McGrath** recommended that the Planning Commission put their concerns in writing for presentation to the City Council prior to the hearing and in response to Commissioner Calacino's suggestion, Mr. McGrath advised he would do so.

---

**MINUTES:** Review/Approval of Minutes for October 12, 2004. Mr. Maloy asked for one correction to be made on Page 12, paragraph 8.2.1, to change "design objectives" to read "land use objectives"

**MOTION:** [Commissioner Rushton-Carlson](#) - I move for approval of the Minutes for October 12, 2004, with the correction presented by Mr. Maloy.

**SECOND:** [Commissioner Smith](#)

**VOTE:** [Commissioner Newton](#) – AYE, [Commissioner Jensen](#) – AYE, [Commissioner Smith](#) – AYE, [Commissioner Rushton-Carlson](#) – AYE. Motion passes unanimously.

---

**Meeting Review** – Review of City Council Meetings. **Commissioner Jensen** advised that Ordinance Review Committee, as requested by the City Council, conducted a review of the ordinances on Fencing and Accessory Buildings. The City Council would like the ordinances sent back to the Planning Commission. **Mr. McGrath** advised changes will be made by Staff and brought back before the Planning Commission at the future meeting.

**Commissioner Jensen** also advised that the zone change on 3200 West at 6200 South was approved for C-2. [22:26:01](#)

---

**ADJOURNMENT:** By motion of Commissioner Newton, the meeting was adjourned at [22:26:21](#)

Respectfully submitted by:

---

Jean Gallegos, Secretary/Recorder  
Planning Commission

Approved in meeting held December 14, 2004